

WELCOME TO



TOWN PLANNERS



ALLOW US TO INTRODUCE OURSELVES



At RJP, we are first and foremost strategists. We think about place, policy and people. Our clients ask for our advice early and trust us to respond to context and circumstances.

We always look to provide clear, effective advice. We work collaboratively and innovatively to complete our tasks to the highest professional standard.

We work hard to carefully track and monitor complex applications on behalf of our residential clients. They trust us as strategic negotiators with a keen eye for detail.



We advise on both large and small projects, dealing with complex and detailed matters on a daily basis.

Our entire business centres around three core values: **collaboration**, **communication**, and **learning**.



PRACTICAL, STRAIGHTFORWARD, HIGH-QUALITY TOWN PLANNING SOLUTIONS

WHY US?

There is an acknowledged housing crisis in the UK and a need to bring forward appropriate accommodation and better places for all.

RJP has a breadth of skills to support our clients to navigate the shifting sands of the planning system, and get on with delivering sustainable homes and communities.

We enjoy unlocking the best, most forward-thinking solutions, connecting our experience in influencing policy with the delivery process for housing. We love nothing more than when our early strategic input helps to shape a successful proposal.

We thrive on challenges that require us to think differently, to innovate, and get creative in our response. But we will do this with a close eye on your programme and deliverables. Our work on planning for major infrastructure in particular has embedded a culture of active monitoring, management and communication on progress.

We understand the importance of trust, and seek to establish relationships that bring people together to achieve common goals.



DON'T JUST TAKE OUR WORD FOR IT

We're aware there's only so much you can say with words. We are trusted by some of the most demanding names in the business.



Jan Lourens, (then) Senior Planning Manager, Countryside Properties PLC

The RJP team has provided a very proactive service, working closely with our in-house team on Prescott Park. As external advisors, they have added value by keeping up momentum with the local authority negotiations and contributing to constructive discussions without putting our scheme at risk. They understand Countryside Homes' commercial needs and our commitment to delivering a high quality product.



Paul Westhead, Trafford Housing Trust

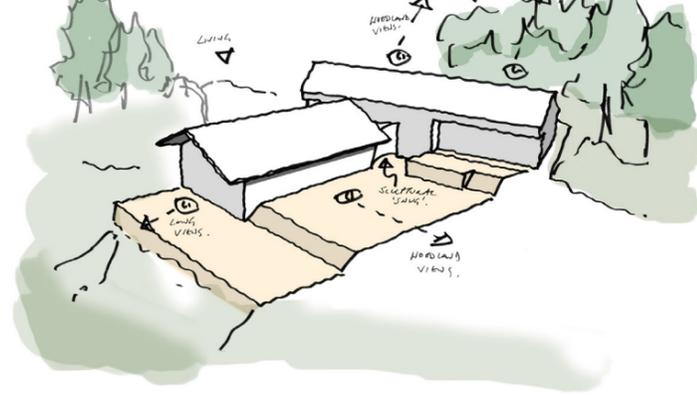
The RJP team managed the planning application process from start to finish to the highest of professional standards. Their ability to work proactively with a complex mix of client stakeholders, including: developer, land owner, contractor, architect, plus technical and legal advisors, has been important in keeping the application process on track and we would happily recommend RJP for future housing delivery projects.

Anthony Downs, Director Planning and Development, Gascoyne Holdings

I have worked with RJP on a variety of different projects, both in Hertfordshire and St Helens. RJP has always provided a personal yet highly professional service which offers an insightful and conscientious approach to planning, both at strategic and delivery levels. Specifically, RJP has always demonstrated a positive, solution orientated focus when dealing with planning matters – essential if one is to maintain the kind of balance which is required for one to unlock opportunities in a constructive and forward thinking way.

HOUSING THE NATION

We are proud of our role in supporting the delivery of housing developments large and small which contribute much needed homes across the country. Whether it's urban regeneration, leafy suburbs or into the Green Belt, we always look to bring people together. We navigate the politics of strategic planning, as well as development management, to achieve the best possible results for all involved.



Highfield Private Landowner

Application to replace a dated detached bungalow with a modern, sustainable family home in the Stockport Green Belt.

The approved dwelling represents a 66% increase in volume over the existing dwelling. This increase was secured through a staged strategy, including securing consents to establish what could be achieved under the General Permitted Development Order. This created a 'fallback' position which was used to justify the scale of the planning application scheme. We helped our client to optimise the development potential on the site.

The application was approved unanimously at the Marple Area Planning Committee in 2021.



Edge Fold Road, Salford Salford City College and Laurus Homes

We were instructed by Salford City College to progress an outline planning application for residential development at Edge Fold Road, Walkden. Salford City College had resolved to unlock funding for investment in their Salford education campus network by disposing of surplus and redundant spaces within their estates.

RJP managed complex negotiations with Salford City Council and Sport England and secured outline planning permission on behalf of the College. RJP was subsequently retained to progress a second application for full planning permission on behalf of Laurus Homes. We supported complex S106 negotiations for the delivery of affordable housing on the site. The scheme is now complete.



Ribblesdale, Accrington Countryside Properties PLC

RJP supported Countryside Properties with submission of a full planning application for 97 new homes on land north of Ribblesdale Avenue, Accrington. The previously developed site, which was latterly vacant grassland, was allocated in the Hyndburn Borough Council Local Plan. The application proposed a mix of 2, 3 and 4 bedroom terraced, semi-detached and detached houses with parking, all set in high quality landscaped grounds.

The team worked closely with the Local Planning Authority to ensure a high quality and viable scheme was achieved.

The scheme was approved in November 2020 and construction is well underway.

YOUR LOCAL NATIONAL TEAM

While we are proud that RJP HQ is located in Manchester city centre and we value every opportunity to work in our region, the team brings together experience throughout the UK nations and even beyond. Over the years, we have built respectful working relationships with diverse planning authorities, and helped our clients to bring forward residential, commercial, civic and infrastructure projects across Britain.



Prescot Park, Knowsley
Countryside Properties PLC

The RJP team was instructed by Countryside to prepare a reserved matters planning application for 140 new dwellings in the Metropolitan Borough of Knowsley. The development forms a major part of the redevelopment of the former Prescot Cables site on the edge of the town centre.

We managed pre-application and submission, working to a tight deadline. The application and subsequent negotiations addressed a range of technical matters, including revisions to the scheme layout to accommodate an additional vehicular access and amended parking provision.

The site is now occupied.



Cambridge Biomedical Campus (CBC)
Start Advisory and Metro Dynamics

RJP provided strategic planning advice to Start Advisory and Metro Dynamics to inform a refreshed vision to 2050 for the CBC. The CBC is located to the south of the City of Cambridge, on the border with South Cambridgeshire. Greater Cambridge faces a number of challenges, including significant pressure on housing affordability, which impacts on the CBC's ability to attract skilled workers.

RJP researched the complex planning history and policy context that has guided development at the CBC over the last decade. We advised the clients on strategies to ensure the future vision would align with the emerging Greater Cambridge Local Plan, to help secure the future of the CBC and the role of the bio-med sector.



The Auckland Project
The Auckland Project (TAP)

Our team worked with TAP to make representations to the draft County Durham Plan, to ensure it provides the appropriate spatial framework to support TAP in achieving its ambitions for the growth of the visitor economy of Bishop Auckland and the surrounding area.

We attended the Local Plan Examination in Public (EIP) on behalf of TAP and made representations on the heritage policies, the visitor economy, sustainable transport and town centre regeneration. The majority of suggested amendments to these policies were subsequently reflected within the Plan on its adoption in October 2020.

THANK YOU

We hope we have given you the insight you need to put your trust in us. We look forward to hearing from you and are always available to answer any questions.

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